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BEFORE THE ARIZONA CORPORATION COMMISSION

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Arizona Corporation Commission
DOCKETED

APR -4 2008

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IN THE MATTER OF THE
APPLICATION OF VALLEY PIONEERS
WATER COMPANY, INC., AN ARIZONA
CORPORATION, FOR AN EXTENSION
OF THE SERVICE AREA UNDER ITS
EXISTING CERTIFICATE OF
CONVENIENCE AND NECESSITY TO
PROVIDE WATER UTILITY SERVICES
IN MOHAVE COUNTY

Docket No. W-02033A-06-0262

**RESPONSE TO LETTER OF
INSUFFICIENCY NO. 3**

Valley Pioneers Water Company, Incorporated ("Valley Pioneers" or
"Company"), hereby responds to Arizona Corporation Commission ("Commission")
Staff's Letter of Insufficiency No. 3 ("Insufficiency Letter"), as follows:

1. Please provide the legal description for the eight parcels for which the
Company has requests for service.

Answer. See Attachment A. Further, Valley Pioneers reiterates that it has
complied with the Commission's rules regarding landowner notice of the application to
extend the CC&N. Pursuant to Commission rules, the Company published notice that it

1 is seeking to include the extension area in its service territory. This notice has been filed
2 with the Commission. To Valley Pioneers' knowledge, not one person objected to the
3 proposal. Then, as requested by Commission Staff at the meeting on this matter held
4 over a year ago, Valley Pioneers has provided several requests for service by landowners
5 within the extension area.

6
7 2. Please verify the number of acres in each of the eight parcels for which
8 the Company has a request for service. Also, please identify which ones will be
subdivided into residential lots.

9 **Answer.** See Attachment A, Section C for number of acres in each parcel.
10
11 Valley Pioneers believes that most, if not all, of these lands will be subdivided for
12 predominantly residential uses provided the landowners receive the proper land use
13 approvals and have an available water supply sufficient to meet the future demands.

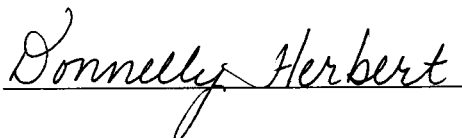
14
15 DATED this 4th day of April, 2008.

16 **MOYES STOREY, LTD.**

17
18 
19 Steve Wene

20
21 **Original and thirteen** copies filed this
22 4th day of April, 2008, with:

23 Docket Control
24 Arizona Corporation Commission
25 1200 West Washington
Phoenix, Arizona 85007

26 
27
28

ATTACHMENT A

VALLEY PIONEERS WATER COMPANY INC.

5998 West Chino Drive
Golden Valley, AZ 86413
A non-profit corporation

Phone (928) 565-4663 Fax (928) 565-2971
TTY Access for the Deaf and Hard of Hearing 711
E-mail vpwc@citlink.net

March 25, 2008

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MOYES STOREY

MAR 31 2008

Blessing Chukwu
Arizona Corporation Commission
1200 West Washington Street
Phoenix, AZ 85007-2927

RE: Valley Pioneers Water Company Inc. – Application for Extension of its CC&N Docket
No. W-02033A-06-0262
INSUFFICIENCY LETTER #3-

Dear Ms. Chukwu:

This letter is in reference to the deficiencies listed in the above mentioned letter. Listed below, for the eight (8) parcels requesting service are, the parcel number, legal description and number of acres for each parcel:

1. Westar Development
 - a. APN 306-30-013
 - b. RECORD OF SURVEY (BK 1 OF LAND SURVEYS PGS 28,37 & 41) T21N 18W SEC 23 (ROADWAY & UTILITY EASEMENT) PARCEL 153
 - c. 37.3 acres
2. Khalsa Investments, LLC
 - a. APN 306-24-172
 - b. SUN WEST ACRES TR 1027 LOT 172 SEC 35 21 18
 - c. 20.31 acres
3. Feldman, Gary
 - a. APN 306-24-194
 - b. SUN WEST ACRES TR 1027 LOT 194 SEC 33 21 18
 - c. 20.29 acres
4. Segerman, Ray
 - a. APN 306-63-024
 - b. NE4 EXCEPT THE E 42'(TO MC 2928/138) NOT INCLUDING PARCELS 3 & 4 AS SHOWN ON SRV 2113 4/20/2000 2000-21347 DIVIDED AS PARCEL 1A ON PP 16/63 11/28/2000 2000-64684 CONT 18.95 ACRES 306-63-021
 - c. 18.95 acres

5. Segerman, Ray
 - a. APN 306-63-025
 - b. NE4 EXCEPT THE E 42'(TO MC 2928/138) NOT INCLUDING PARCELS 3 & 4 AS SHOWN ON SRV 2113 4/20/2000 2000-21347 DIVIDED AS PARCEL 1B ON PP 16/63 11/28/2000 2000-64684 CONT 18.95 ACRES 306-63-021
 - c. 18.95 acres
6. Segerman, Ray
 - a. APN 306-63-020
 - b. N2 SW4 SE4, E2 SW4 SW4 SE4, SE4 SW4 SE4 & SE4 SE4 EXCEPT THE E 42' & THE S 50' THEREOF (2974/474) CONT 71.12 ACRES ML 306-63-002(306-63-020 & ROAD)
 - c. 71.12 acres
7. Newman (Leitz), Margaret
 - a. APN 306-24-004C
 - b. SUN WEST ACRES TRACT 1027 T21N R18W SEC 21 PARCEL 4C DESC AS: 10.18 ACRES BOUNDED ON TH WEST BY LOT 13 OF SUN WEST ACRES AND CONT 642.79' EAST ADJOINING PCL 4A ON THE SOUTH AND CONT 643.21' ADJOINING PCL 4B ON THE NORTH & BOUNDED ON TH SOUTH BY LOT 5
 - c. 10.18 acres
8. Thompson, Harvey
 - a. APN 306-30-016J
 - b. RECORD OF SURVEY (BK 1 OF LAND SURVEYS PGS 28,37 & 41) T21N R18W SEC 23 (ROADWAY & UTILITY EASEMENT) THAT POR OF PARCEL 156 SHOWN AS NOT A PART OF PER PP 13/17 7/23/1997 97-39061. ALSO THE ELY 120.70' OF THE NORTHERNMOST 205.00' OF PARCEL 156-B AND FOUND IN BOOK 13 OF PP
 - c. 20.36 acres

Regarding the second part of deficiency number 2, Valley Pioneers only has knowledge of one property that is planned for residential development; see #4 on page 1 (306-63-024). It is my opinion that other large parcels in this area will be developed once a water provider is established.

Sincerely,



Bobbie L. Wood
General Manager